



**Price**  
**£550,000**

**Leasehold**

3x  2x  2x 

**Sunnyside Road, Ilford,  
Essex, IG1**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- 3 bedroom mid terraced house
- Off street parking
- Has been extended to the rear
- Short walking distance to Ilford town centre
- Close to local amenities such as shops and schools and transport services

## Accommodation

### GROUND FLOOR

Porch way  
 Lounge: 16'2 x 14'3 (4.93m x 4.35m)  
 Family Area: 20'1 x 12'8 (6.13m x 3.86m)  
 Kitchen/Dining Area: 19'6 x 10'6 (5.95m x 3.20m)  
 Utility Room: 15'3 x 9'1 (4.65m x 2.77m)  
 Cloak Room

### FIRST FLOOR

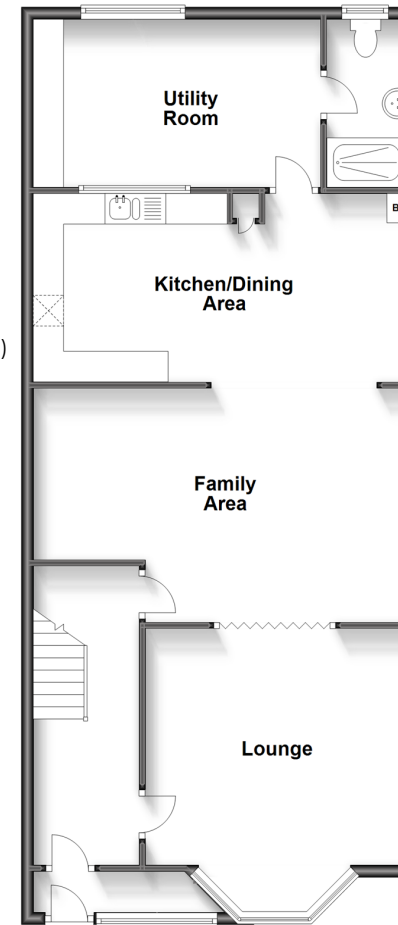
Bedroom 1: 16'4 x 11'3 (4.98m x 3.43m)  
 Bedroom 2: 12'5 x 11'3 (3.79m x 3.43m)  
 Bedroom 3: 9'5 x 8'6 (2.87m x 2.59m)  
 Bathroom

### OUTSIDE

Off street parking  
 Rear Garden  
 Out Building

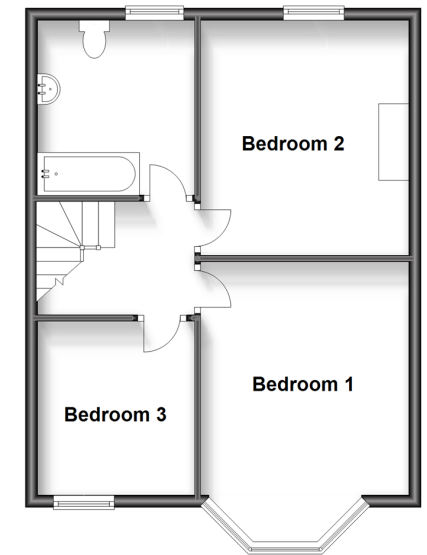
### Ground Floor

Approx. 87.0 sq. metres (936.5 sq. feet)



### First Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



**Call Ilford - 020 8518 0044 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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